

**[Provisional Translation Only]**

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**For Immediate Release**

**REIT Issuer:**

ORIX JREIT Inc. (TSE: 8954)

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**ORIX JREIT Announces the Applicable Interest Rates of the Debt Financing**

TOKYO, December 18, 2008 — ORIX JREIT Inc. (“OJR”) announced that the applicable interest rates of the debt financing, announced on March 13 , 2007 and December 5, 2008, were determined as below.

<b>Lender</b>	<b>Borrowing amount</b>	<b>Applicable interest rate (Applicable period)</b>	<b>Draw down date</b>	<b>Maturity</b>	<b>Remarks</b>
The Norinchukin Bank	JPY 8.5 billion	<b>1.3675%</b> (From December 22, 2008 to March 22, 2009)	March 19, 2007	March 19, 2012	Un-secured, Non-guaranteed Floating rate
The Sumitomo Trust and Banking Company, Limited Mitsubishi UFJ Trust and Banking Corporation Sumitomo Mitsui Banking Corporation Mizuho Corporate Bank, Ltd.	JPY 20 billion	<b>1.3175%</b> (From December 22, 2008 to March 22 , 2009)	December 22, 2008	March 23, 2009	Un-secured, Non-guaranteed

\* As a result of signing the interest swap agreement, the interest rate for the debt financing of was fixed at 1.78543% until maturity.